



# BETHEL FORWARD



**A PLAN FOR DOWNTOWN BETHEL**

*Presented by:*

**DPZ Partners**

**&**

**CDM Smith**

**CLUE Group**


**Gianni Longo, Inc**

**Robert Orr & Associates**

**Massengale & Co.**

**COMMUNITY VOICES WORKSHOP**

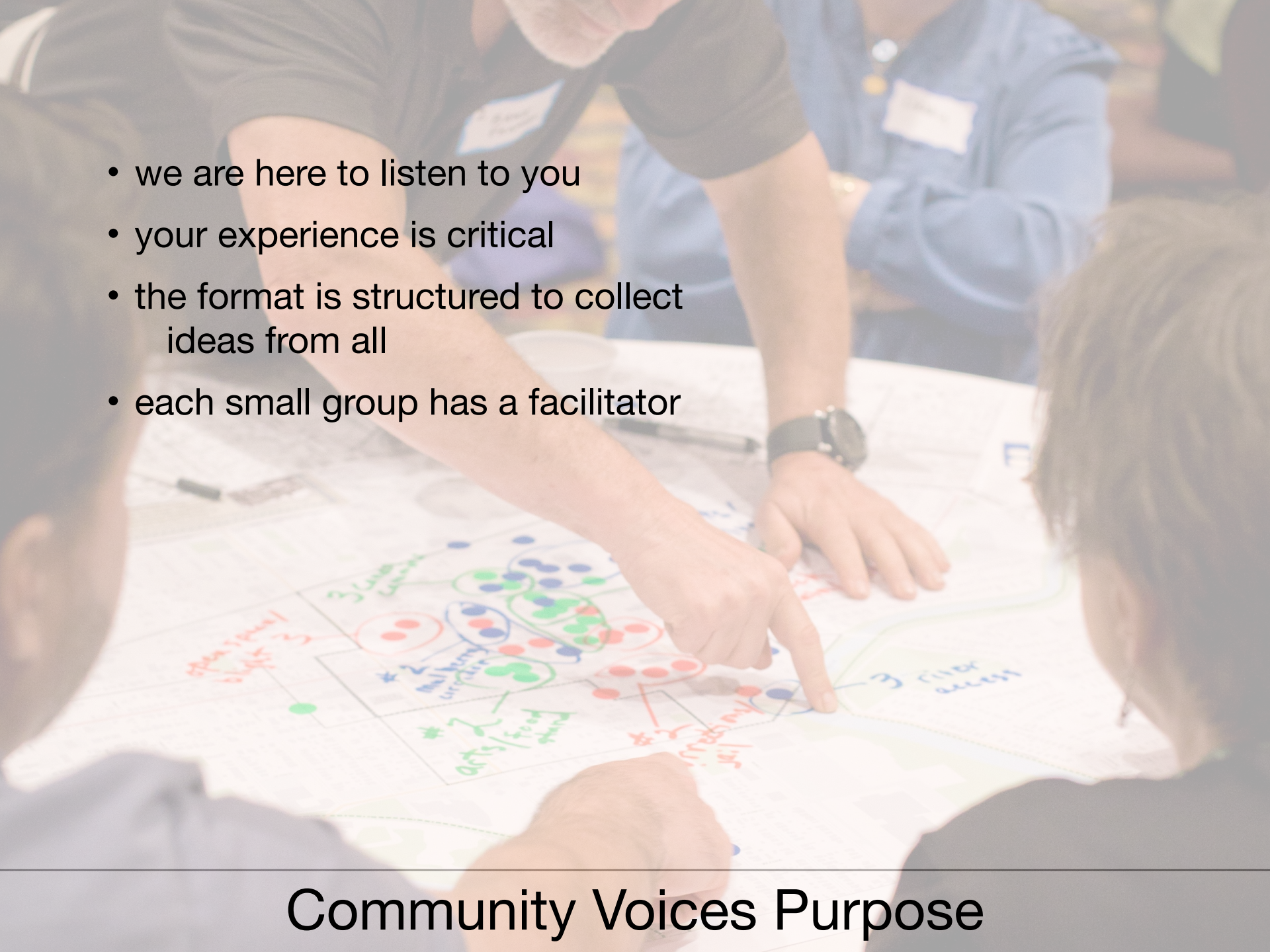
**October 1, 2015**

- 
- The background of the slide is a faded, grayscale photograph of a residential street. It shows a row of multi-story brick buildings with windows and shutters. In the foreground, there are trees with light-colored blossoms, possibly cherry or plum, and a street lamp. The overall tone is soft and community-oriented.
1. Team Introductions
  2. What this project is about
  3. What we have heard so far
  4. Your input: small group activity
  5. Table reporting and comments

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## Tonight's Agenda



- 
- we are here to listen to you
  - your experience is critical
  - the format is structured to collect ideas from all
  - each small group has a facilitator

## Community Voices Purpose





# So, what's next? **Community Choices** October 29, 2015

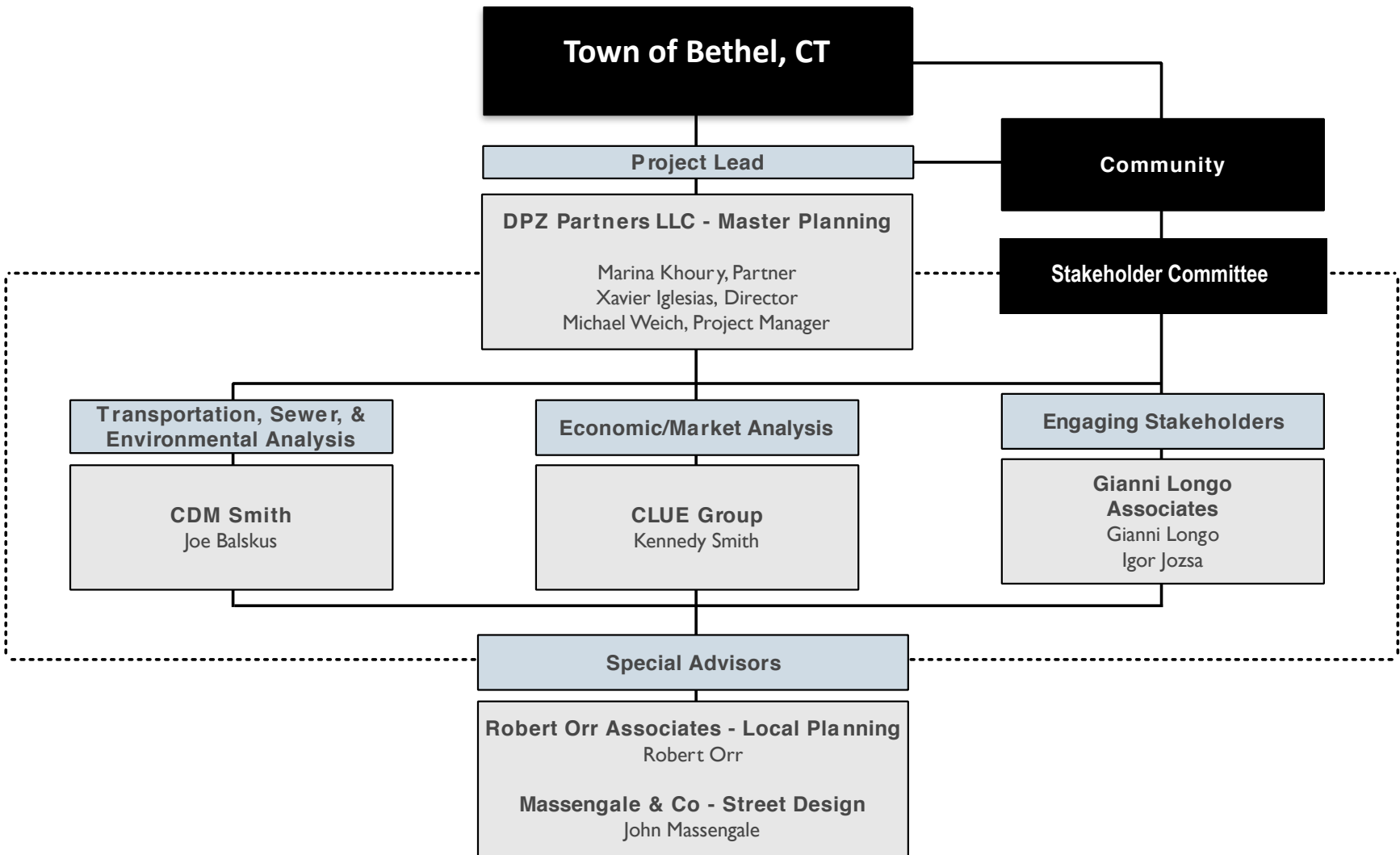
Presentation & Discussion: 6:30 to 8:30 PM.

Meeting Location: General Purpose Room, Clifford J. Hurgin  
Municipal Center, 1 School Street, Bethel.

Community Choices is the second public meeting of BETHEL FORWARD. You will review findings from the first meeting and evaluate how they measure up against current land use and economic conditions. Working in small groups, you will refine and prioritize a shared vision of downtown Bethel that will become the foundation of the BETHEL FORWARD plan.

For more information visit: [www.bethel-ct.gov](http://www.bethel-ct.gov)

## Community Choices on October 29



Our team



1. Master planning / place-making
2. Coordination of all disciplines
3. Lead the charrette
4. Design Regulations



DPZ



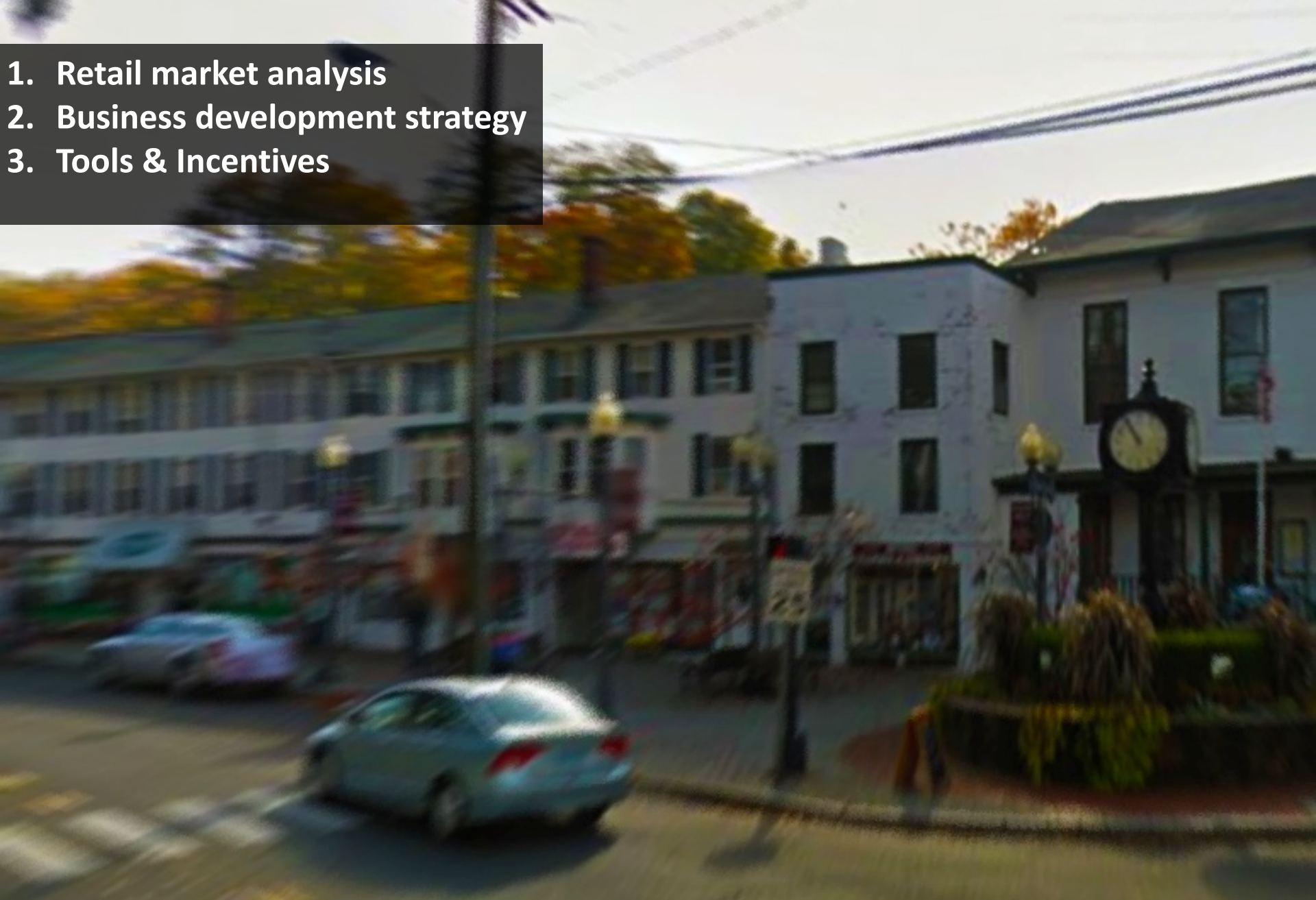
1. Existing conditions assessment
2. Transportation planning
3. Sanitary sewer demand
4. Environmental analysis



CDM Smith



1. Retail market analysis
2. Business development strategy
3. Tools & Incentives



Community Land Use + Economics Group, LLC

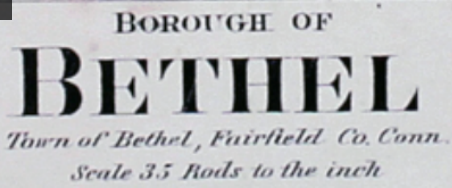
1. Public outreach strategies
2. Stakeholder Interviews
3. Community Workshops
4. Charrette



GLA



- Merwin A. S. Hatter  
Mackenzie F. Hat Finisher  
Peck H. Forman at Benedict's Shop  
Stephens H. J. res. Woooster at  
Schlossman A. S. Dentist, Chestnut at  
Shepard W. C. Hatter Woooster at  
Starr Peter, Hatter  
Starr Peter, res. Center at  
Forman at Benedict's Shop  
Amos, Post Master & Town Clerk  
Williams J. B. Hatter and Farmer, Center Dist.  
Williams H. Concrete Walk Layer do do



# ROA



1. Street design, incl. trees & bikes
2. Place-making potential



Massengale & Co



**your thoughts about  
the community**



**Avoid sprawl, build where  
infrastructure exists**

Enhance unique  
sense of place

Mix of uses in close  
proximity

**Preserve  
environmental  
resources**

Charming commercial village center

# A blossoming community

Residential haven

**Clustering for better access to  
open space & trails**

**Transportation  
Options**

Encourage Community spirit

Reduce parking requirements

**Walkable design  
= highest priority**

Assign appropriate densities

Sustainable  
design practices

Increase mixed-income housing

A community of generations that welcomes residents of all ages.

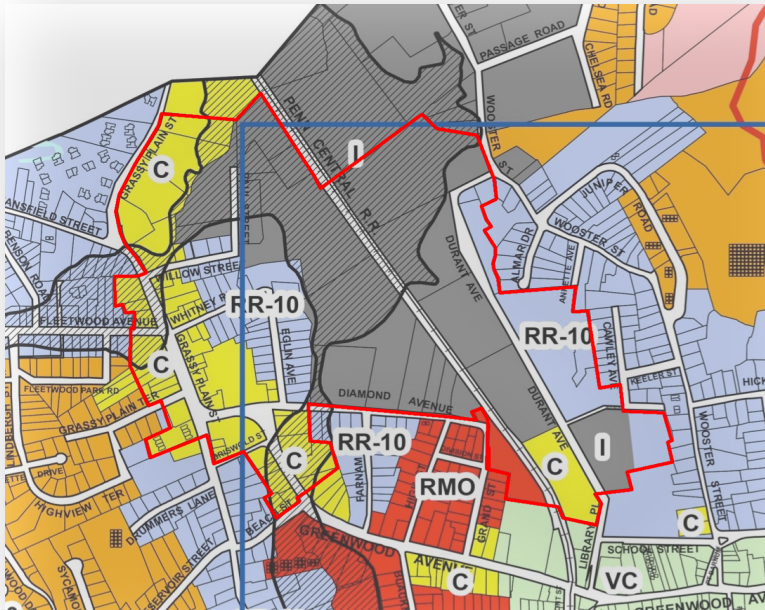
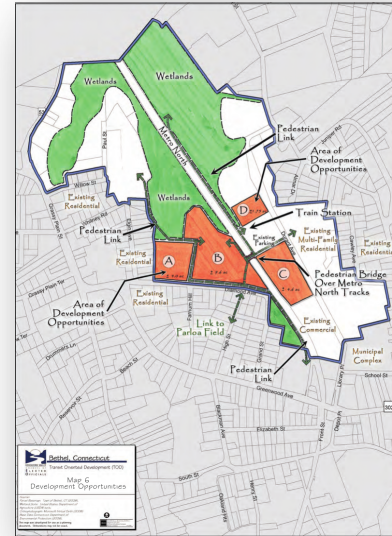
Your town's aspirations

## STATION AREA PLANNING

How To Make Great  
Transit-Oriented  
Places



Reconnecting America and  
the Center for Transit-Oriented Development



# Town & Site Constraints & Opportunities





## DRAFT Bethel TOD Charrette Schedule

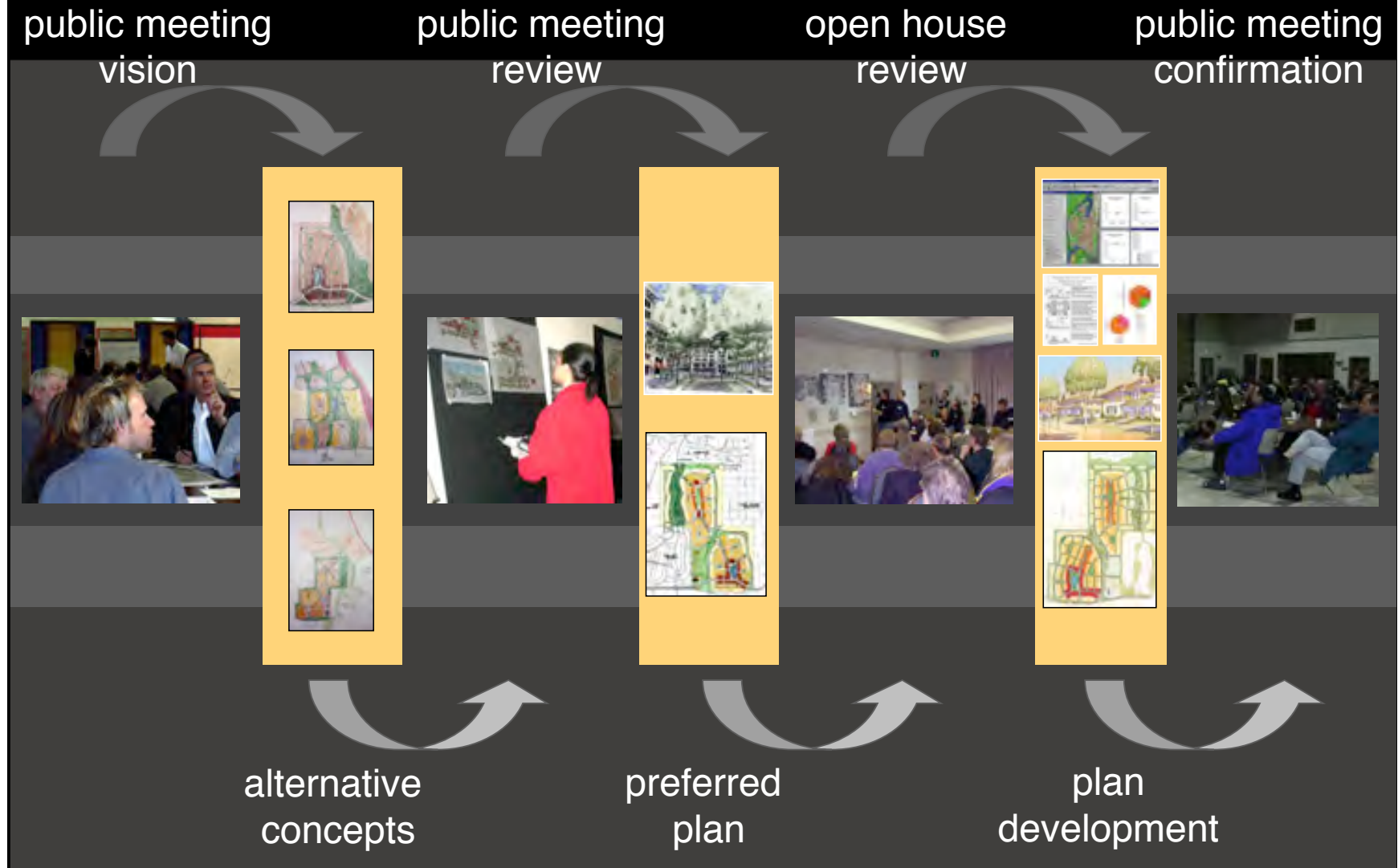
November 16 - 20, 2015

Charrette Team		Monday November 16, 2015	Tuesday November 17, 2015	Wednesday November 18, 2015	Thursday November 19, 2015	Friday November 20, 2015	
Team	8:00 am	Team Travel	Breakfast	Breakfast	Breakfast	Breakfast	
DPZ							
Marina Khoury	9:00 am		DPZ Team Briefing	DPZ Team Briefing	DPZ Team Briefing	DPZ Team Briefing	
Mike Weich							
Greg Littell	10:00 am		Meeting #1	Meeting #4	Design / Production	Client Team Meeting #2: Next Steps / Path Forward	
Xavier Iglesias							
Mike Huston	11:00 am		Client Team Meeting # 1: Project Briefing				Break-down Studio
Daniel Morales							
Vlad Prosol (consultant)	Noon	Set-Up Studio			DPZ Team departs		
RLA	1:00 pm	Lunch Out	Lunch in	Lunch in			
Robert Orr							
GLA	2:00 pm	Site Tour & Surrounding Area	Meeting #3	Meeting #6		Design / Production	
Gianni Longo							
Massengale & Co.	3:00 pm						
John Massengale							
CDM Smith	4:00 pm	Design Session	Design	Design			
Joe Balskus							
Clue Group	5:00 pm						
Kennedy Smith							
	6:00 pm						
Client: Town of Bethel							
	7:00 pm	Stakeholder/City Staff & Officials Meeting	Public Informal Open House	Client / DPZ Progress Review	Final Charrette Presentation		
	8:00 pm	Dinner out		Dinner in			
	9:00 pm			Design / Production	Dinner out		

# Visioning Charrette



# Charrette Work Cycles



Charrette



**what did we hear, so far**

1. Downtown business owners (two groups)
2. TOD property owners
3. Downtown property owners
4. Realtors
5. Local builders and architects
6. Town employees
7. Community groups
8. Downtown residents and Bethel neighborhood associations

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Interviews September 16 and 17

- Downtown is Bethel's greatest asset...
- Downtown is in decline...
- Parking is an issue...
- There is general support for redevelopment in the TOD study area...
- The TOD plan must not dilute the viability of downtown...

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What We Heard, So Far

- Demand for downtown housing is strong...
- There are regulatory barriers that the TOD plan should address...
  - ❖ Sewer capacity is perceived as an insurmountable obstacle...
  - ❖ Affordability bonuses are a source of concern...
  - ❖ Permitting is lengthy and unpredictable...

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## What We Heard, So Far

- Connecting both sides of the railroad tracks is critical...
- Better circulation should tie together various parts of downtown...
- Wetlands are a green resource...
- Development will not require expanding schools...
- How tall is tall? There is support for human-scale development.

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## What We Heard, So Far



**preliminary guiding principles**

# preserve and enhance the character of downtown Bethel





**create a welcoming and vibrant place  
within a high-quality public realm**



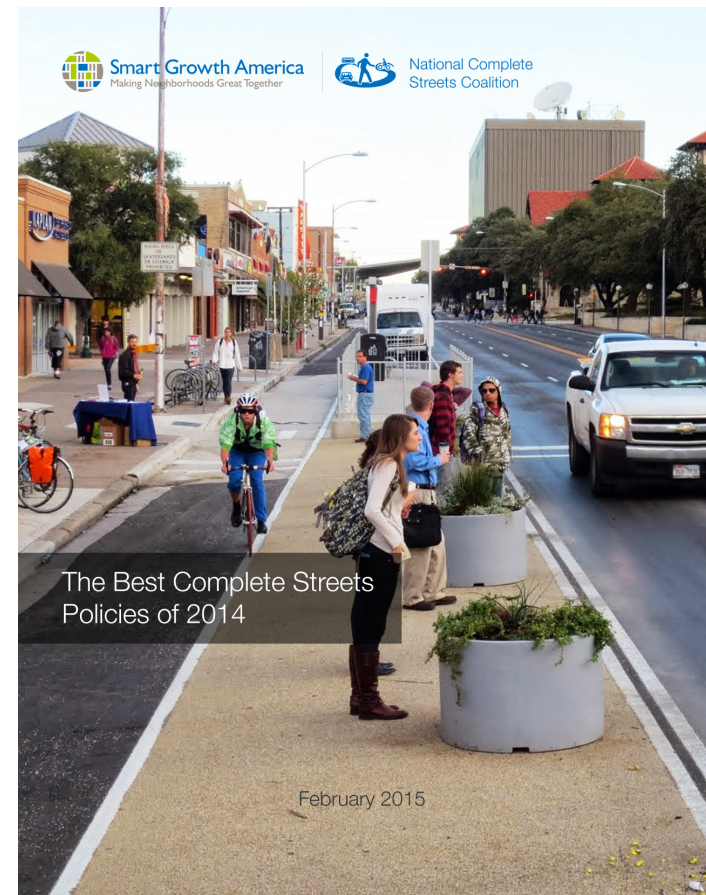


retain existing businesses and  
encourage economic opportunities

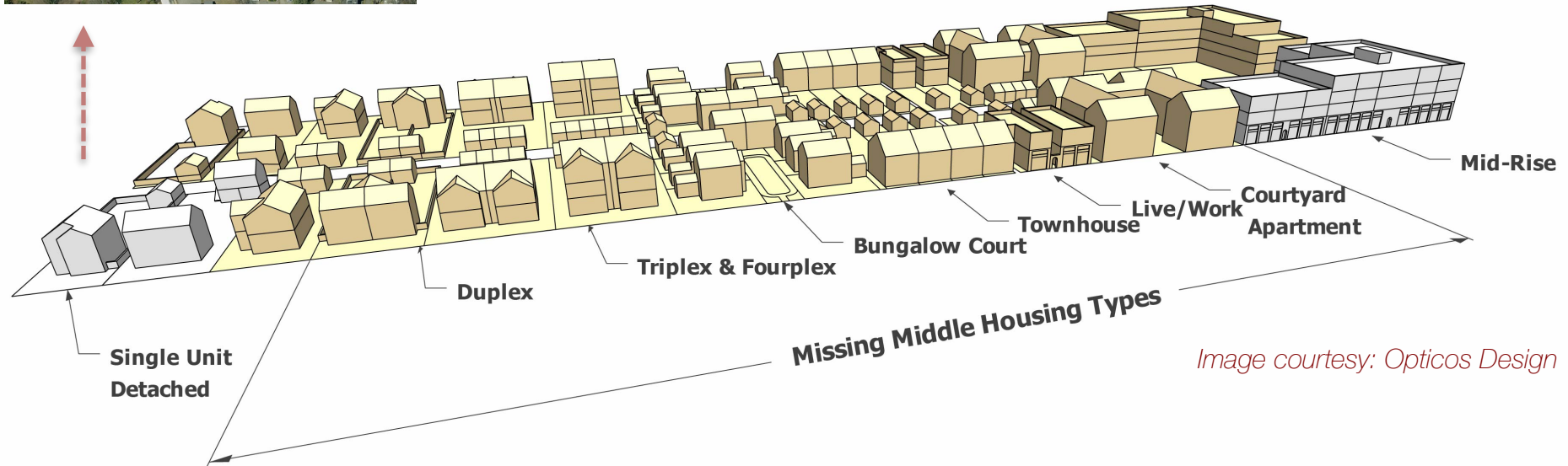




# expand transportation choices and connect downtown with a safe street network for everyone



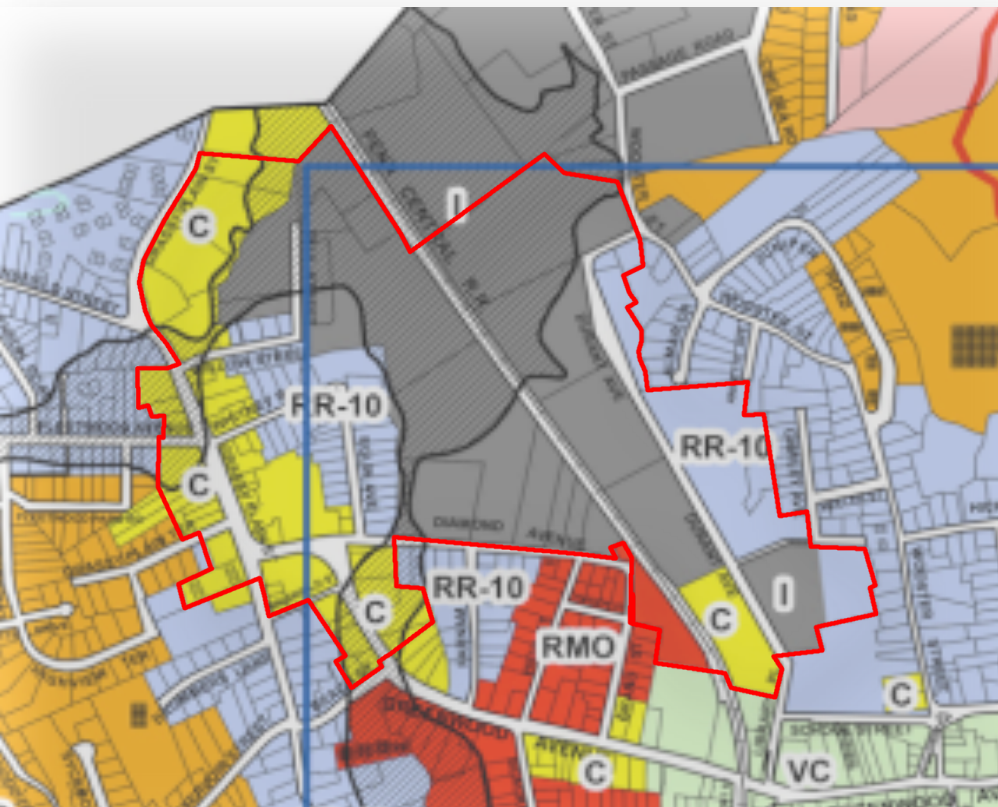
# attract residents to downtown with a range of housing choices



*Image courtesy: Opticos Design*



# improve regulations to facilitate private investment and ensure predictable outcomes

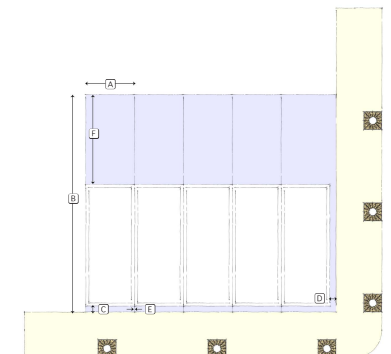
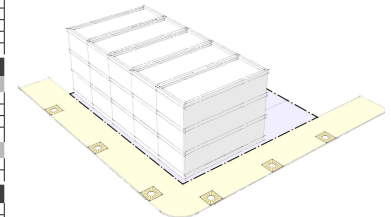


**TABLE 35.1: TOD FORM STANDARDS**  
TOD ZONE REGULATIONS

Table 35.1.6: Live-Work

LOT OCCUPATION	
(A) Lot Width (min.)	16 ft.
(B) Lot Depth (min.)	80 ft.
Lot Area (min.) / (max.)	1,280 s.f.
Lot Coverage (max.)	65%
Open Space (min.)	20%
Frontage Build-out (min.)	75%
SETBACKS	
Principal Building	
(C) Front Setback (min.)	2 ft.
(D) Side Setback (corner) (min.)	2 ft.
(E) Side Setback (interior) (min.)	0 ft.
(F) Rear Setback (min.)	2 ft.
Accessory Building / Garage	
(G) Rear Setback (min.)	N/A
(H) Side Setback (min.)	N/A
BUILDING HEIGHT	
Principal Bldg (max.)	3
Arcade (max.)	N/A
Accessory (max.)	N/A
PARKING	
Spaces	(See Article 5, Section 60 - Parking & Access)
NOTES	

1. Accessory Buildings shall not exceed a 454 sq. ft. maximum footprint.



# introduction to small group activities





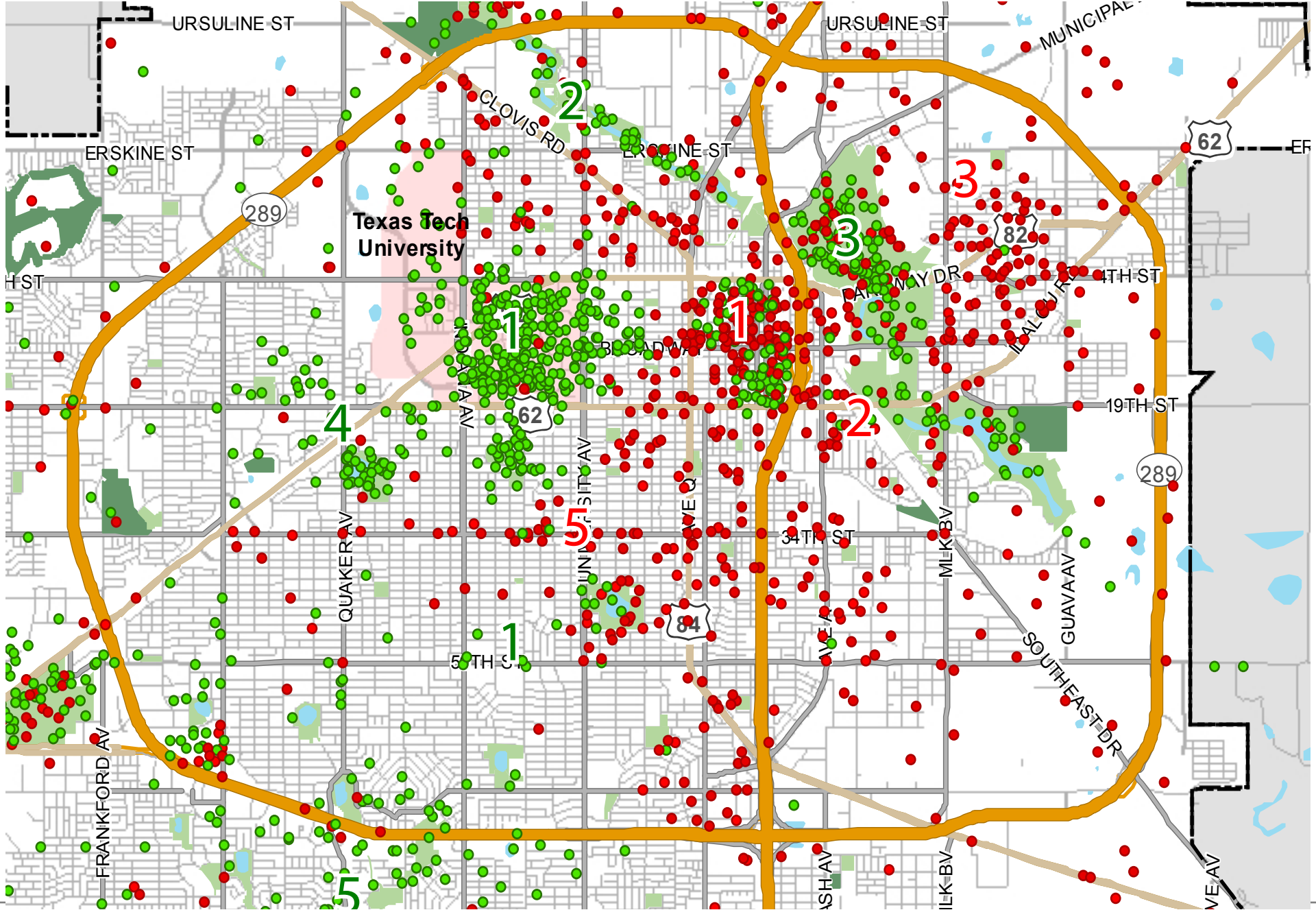
# What We Call Downtown





## Part 1: StrongPlaces Weak Places





Composite of All Tables





## Part 2: Opportunities for a Better Downtown

- Be RESPECTFUL of people in your group.
- Listen to what other participants at your table are saying.
- Be open to new concepts and ideas.
- Only one conversation at a time.
- Keep phones on silent or vibrate mode during the session
- Help the facilitator keep track of time.

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## Ground Rules



**THANK YOU!**  
**Now lets have some fun....**